

Antonia Hover

From: Antonia Hover on behalf of Records Clerk
Sent: Tuesday, June 26, 2018 9:28 AM
To: 'MaryDDancer@outlook.com'
Cc: CAO - Consumer Outreach
Subject: FW: Rate case River Ranch Water Management
Attachments: Scan626201880640.pdf

Good Morning Mr. Davis,

We will be placing your comments in consumer correspondence in Docket No. 20170219 and forwarding your comments to the Office of Consumer Assistance and Outreach.

Thank you!

Sincerely,

Toni Hover
Commission Deputy Clerk I
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399
Phone: (850) 413-6467

From: Mary Dancer [<mailto:MaryDDancer@outlook.com>]
Sent: Tuesday, June 26, 2018 8:11 AM
To: Records Clerk
Subject: Rate case River Ranch Water Management

Ken Davis
25341 Canterbury Dr
Docket Number: 20170219-WS

15 years, 11 in RV Park, 4 in Countryside

Staff Report Comments:

Overall the report was very good and brought up several good points.

According to my calculations, it is recommending a total increase of 39.3%
For the period 2003 to 2017 the Consumer Price Index increased 33.2%
So, it seems to be in the ball park, and I agree with an increase.

What the report didn't show, and what most of us want to know, is how the rates were computed for the different entities (Residential & General Service customers).

So it all boils down to Issue 8 (page 19) of the Staff Report.

1. Who are the 2 irrigation customers, and what customers are they billed to.
2. Meter Installation – Long Hammock, Countryside ONLY?
3. Meter Problems – Inoperable and not calibrated.

Countryside Comments:

1. Water - 199.7%, Wastewater – 129.3 %, Combined – 163.1%
2. Annual Use: Water – 9.0% -15.6%, Wastewater – 8.0%-16.3%, Combined – 8.4%-15.9%
3. Notes:
 - a. Expansion – 2004 to 2008 – 12 new homes, 2011-1, 2012-1, 2016-1, Total 15
 - b. Of 65 homes, only 19 or 29% are full time.

Long Hammock Comments:

1. Water – 247.5%, Wastewater – 101.9%, Combined – 163.8%
2. Annual Use: Water – 13.2%-26.5%, Wastewater – 14.6%-26.3%, Combined – 14%-26.4%
3. Notes:
 - a. Expansion - None
 - b. Of 119 units, only 11 or 9% are full time.
 - c. Of 119 units, only 40 or 34% have landscape irrigation.

Westgate Properties Comments:

1. Water – 10.6%, Wastewater – 11.4% decrease, Combined - .8% decrease.
2. Annual Use: Water 10.0%-6.4%, Wastewater – 8.7%-6.9%, Combined – 9.3%-8.6%.
3. Notes:
 - a. Expansion – 10 Tepees, 10 Rail Cars, 16 Time Shares, 20 Glamping Units.
 - b. Improvements – Install fully functional kitchen in Lodge, Restaurant now open daily.
 - c. # of guest over the years has definitely increased.

River Ranch Condos Comments:

1. Water – 23.4% decrease, Wastewater – 54.0% decrease, Combined – 41.0% decrease.
2. Annual Use: Water – 21.3%-9.4%, Wastewater – 23.6%-9.7%, Combined – 22.5%-9.5%.
3. Notes:
 - a. Expansion – None
 - b. Same as Westgate Properties – More Guests.

In Summary, it doesn't seem fair that Countryside and Long Hammock are getting such large increases. It almost seems like they are getting penalized for having meters that don't necessarily work correctly. In my opinion, until such time that ALL customers have meters, a fair and equitable rate cannot be computed. Until that time comes, rate increases should be spread evenly over all customers.